



immo

Interactif®

# You are the buyer

The property you wish to acquire is being sold via a notarial bidding process: **Immo-Interactif®**. Designed by notaries as an innovative and exclusive solution, **Immo-Interactif®** enables a property to be sold quickly. The advantage for the buyer is that they can position their offer in relation to those of other potential buyers and make higher bids if necessary.

### 3 good reasons to buy on Immo-Interactif®:

- The guarantee of the market price
- Transparency
- The security of a notarial process

From consultation of the property advertisement through to the signing of the sale deed, the notary supports and advises you at every stage.



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## WHAT IS IMMO-INTERACTIF®?

The **Immo-Interactif®** online service makes it possible to purchase properties thanks to the dynamic and transparent process entailing a succession of online bids. You can find out the result of your bid in real time from the comfort of your home. The notary responsible for the sale takes charge of its organisation under optimum conditions and orchestrates the process:

- 1** Selection of a property advertisement: the desired property is for sale on **Immo-Interactif®** → The address of the property and the documents in the file are available on [www.immobilier.notaires.fr](http://www.immobilier.notaires.fr) (map of location, summary note of the property, diagnoses, co-ownership regulations, etc.)
- 2** Viewing the property for sale → Visits are planned. If you are interested, you then sign a request for approval with its general and special terms and conditions
- 3** Free registration with immo-Interactif on the site [www.immobilier.notaires.fr](http://www.immobilier.notaires.fr) to request participation → This request must be made before opening of the bidding period: the notary will issue an electronic approval which will allow you to bid
- 4** Receiving bids: approved potential buyers make their bids publicly, in real time, on the site [www.immobilier.notaires.fr](http://www.immobilier.notaires.fr) → 24 hours to make your online bids in full transparency
- 5** Acceptance of the best offer in terms of the general and special terms and conditions defined by the seller and signature of the preliminary contracts of sale at the notary's office → The notary contacts the buyer selected without delay

## IMMO-INTERACTIF®: SECURITY AND TRANSPARENCY

- **Notarial expertise at the service of real estate:**
- All useful information is detailed as of the advertisement (technical diagnoses, urban planning, detailed description, occupancy status, etc.),
- Full control of the legal and technical environment ahead of the sale secures the entire process,
- The purchase price is determined by the interaction of supply and demand,
- Real-time display of successive bids ensures transparency,
- The buyer benefits from standard legal protections for property sales: conditions precedent, obtaining a loan (Scrivener law) and a withdrawal period (SRU law).



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## HOW TO BUY ON IMMO-INTERACTIF®?

### Immo-Interactif®, your participation in 3 steps

#### 1. Viewing the property

During the visit of the property, you complete and sign a request for approval with the service of the notary office in charge of the sale in order to make offers as well as the general and special terms and conditions of sale.

#### 2. The request for electronic approval to participate in the sale

Before the start of the period for receiving bids, visit the site [www.immobilier.notaires.fr](http://www.immobilier.notaires.fr) to find the advertisement which interests you:

Via the module « **Search for a property** » or by clicking « **Upcoming sales immo-Interactif®** » in the menu « **Immo-Interactif®** ».

Then click the button « **Participate in the sale** » followed by « **Register** » and complete the form in full in order to send your electronic participation request which, once approved by the notary, will allow you to log on for 24 hours and make your bids.

Upon receipt of an initial confirmation email\*, **click the link to validate access** to your personal account and sending of your participation request. A second email\* will confirm acceptance of your participation and issuance of your electronic approval.

#### You already have an account on Immobilier.notaires\*?

Enter your username (email address) and password. Your request to participate will be automatically forwarded to the notary for validation: an email\* confirming granting of approval will then be sent to you.

*\* Should you fail to receive this email, check your spam folder and, if necessary, contact the notary in charge of the sale as soon as possible.*

#### 3. Submission of bids online

You have 24 hours to submit your online bids on the [www.immobilier.notaires.fr](http://www.immobilier.notaires.fr) site.

To log on and make your bids:

- Go back to the advertisement, click « **Participate in the sale** » and enter your username and password: the virtual sales room opens,
- Click the button « **Make a bid** »,
- The first online participant has the option of choosing a bid which is equal to or higher than the first possible bid presented for the property.

The following bids will be higher than this first offer according to the pre-established increments for bids. The latest bids are displayed while protecting the identity of participants. Any offer made less than 4 minutes before the end of the period for receiving bids extends the said period by 4 minutes. The period for receiving bids ends when no new bids have been made in the preceding 4 minutes. The latest bids are submitted to the seller, who will choose the best.

If your bid is successful, you will be contacted by the notary in charge of the sale in order to sign a **promise of sale and will benefit in this context from all existing guarantees concerning property sales.**

### Register on Immobilier.notaires

Complete all information in this form and register, you'll receive an automatic initial confirmation email in order to validate access to your personal account.

\* compulsory information

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**MY ACCOUNT**

MY EMAIL\*

MY PASSWORD\*  (8 character minimum)

PASSWORD CONFIRMATION\*

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**CONTACT ME**

MY LAST NAME\*

MY FIRST NAME\*

MY MOBILE TELEPHONE NUMBER

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**MY ALERTS**

I WOULD LIKE TO RECEIVE ALERTS  by email

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**NEWSLETTERS**

I agree to receive the newsletter from Immobilier.notaires

I wish to receive information about real estate prices and housing market variations in France

**APPROVAL APPLICATION**

(this information must be entered in order to participate in Interactive Notary Sale (VNI))

**Be careful**

You will only be granted this approval provided you have signed an approval application with your Public Notary incorporating the Conditions of Sale.

MY STATUS\*

MY COMPANY

MY ADDRESS\*   
(address, postal code, town)

MY TELEPHONE NUMBER\*   
(0600000000)

MY FAX NUMBER

\* compulsory information to obtain an electronic approval